

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: June 3, 2021

SUBJECT: Planning & Zoning Commission meeting—June 8, 2021

The Planning and Zoning Commission will hold a meeting on June 8, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission  
Tue, Jun 8, 2021 7:30 PM (EDT)

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/548693101>

**You can also dial in using your phone.**

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**Access Code:** 548-693-101

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Please note: No public comments will be taken during the General Meeting portion of the meeting.

It is expected that a recording of this meeting will be available through Channel 79 within a day or two after the meeting.

This meeting might be broadcast live on TV79.

## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 8, 2021

7:30 P.M.

via GoToMeeting

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### PUBLIC HEARING

**Continuation of Public Hearing regarding Proposed Amendments to Darien Zoning Regulations (COZR #3-2021) put forth by the Darien Planning & Zoning Commission.** Proposal to amend Sections 456, 512, 514, 515, 528, 532, 547 and 577 of the Darien Zoning Regulations to eliminate wording regarding specific parking standards, and instead refer to the parking standards for multi-family housing established in Section 904 of the Regulations; Proposal to amend Section 904 of the Darien Zoning Regulations to reduce the amount of required parking for multi-family housing. The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at [www.darienct.gov/pzcpendingapplications](http://www.darienct.gov/pzcpendingapplications).

**Continuation of Public Hearing regarding Proposed Amendments to Darien Zoning Regulations (COZR #4-2021) put forth by the Darien Planning & Zoning Commission.** Proposal to amend Sections 583, 588, and 589 of the Darien Zoning Regulations to clarify that the inclusionary zoning standards pertain to both multi-family and single-family uses, and that the standards would be triggered via four or more units or building lots (for subdivisions); Proposal to increase the amount of deed-restricted, below market rate units required as part of an inclusionary project from 12% to 14%, and to modify Appendix 'E' of the Regulations accordingly; Proposal to change "affordable units" or "affordable housing units" to "below market rate units". The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at [www.darienct.gov/pzcpendingapplications](http://www.darienct.gov/pzcpendingapplications).

**Continuation of Public Hearing regarding Proposed Amendments to Darien Zoning Regulations (COZR #5-2021) put forth by the Darien Planning & Zoning Commission.** Proposal to amend Sections 504, 525, and 544 of the Darien Zoning Regulations to eliminate reference to required minimum square footage/floor area of residential dwelling units in the DBR, DMR, and 3.7AH zones. The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at [www.darienct.gov/pzcpendingapplications](http://www.darienct.gov/pzcpendingapplications).

### GENERAL MEETING

**Amendment to Coastal Site Plan Review #322, Flood Damage Prevention Application #371, Land Filling & Regrading Application #412, Paul & Jennifer Leary, 10 Seagate Road.** Proposal to make minor adjustments to the previously approved house and foundation plans.

**Amendment to Flood Damage Prevention Application #189-C, Land Filling & Regrading Application #372-B, Michael Nikolas, 4 Silver Lakes Drive.** Proposal to amend the previously approved site development plans to elevate the proposed dwelling above the flood zone by constructing a retaining wall around the perimeter of the structure.

**Flood Damage Prevention Application #410-ADM, Kenneth & Rose Creech, 11 Lighthouse Way.** Construction of a replacement pool, spa and patio within a regulated area in generally the same location as the previous “kidney shaped” pool and patio,

**Amendment of Flood Damage Prevention Application #351, Land Filling & Regrading Application 374, Hernandez (now Doherty), 15 Waverly Road.** Proposal to amend the previously approved grading in association with the new driveway on the property.

**Land Filling & Regrading Application #494, Jeffrey & Rebecca Morrison, 13 Prospect Avenue.** Extension of time to implement the approved plans by one year to March 2, 2023.

*Deliberations and possible decisions on the following:*

**Coastal Site Plan Review #346-A, Flood Damage Prevention Application #400-A, Land Filling & Regrading Application #502, James Peterson & Claudia Yvette Quintanilla, 218 Long Neck Point Road.** Proposal to construct a new single-family dwelling with a partially connected garage, a detached guest cottage, a new pool, a pool house, associated terraces, a new driveway area, retaining walls, and stormwater management on a now vacant lot, and to perform related site development activities within regulated areas.

**Coastal Site Plan Review #291-A, Flood Damage Prevention Application #407, Land Filling & Regrading Application #311-A, John & Charlotte Suhler, 200 Long Neck Point Road.** Proposal to construct a pool, a pool house, patio areas, and retaining walls with associated filling and regrading and installation of stormwater management, and to perform related site development activities within regulated areas.

**Coastal Site Plan Review #260-A, 224 LNP, LLC, 224 Long Neck Point Road.** Proposal to construct new additions to the existing residence with associated roof covered outdoor areas and a fire pit area, and to perform related site development activities within a regulated area, including installation of a new stormwater management system.

*Deliberations only on the following matters (time permitting):*

**Proposed Amendments to Darien Zoning Regulations (COZR #1-2021) put forth by Parklands Darien, LLC.** Proposal to amend add a new Section 460 to the Darien Zoning Regulations and to amend Sections 796 and 904 of the Regulations to establish a new Designed Office Multi-Family Residential Overlay Zone that would be applied to the Designed Office (DO) Zone throughout the Town. The overlay zone would permit multi-family residential dwellings as a principal use requiring a Special Permit. Applications would be subject to Special Permit Review by the Commission. The existing parking standard for multi-family dwellings would be reduced. The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk’s office and the Planning and Zoning Office for inspection, and online at [www.darienct.gov/pzc](http://www.darienct.gov/pzc). *HEARING OPENED 4/27/2021.*

**Proposed Amendments to Darien Zoning Regulations (COZR #3-2021) put forth by the Darien Planning & Zoning Commission.** Proposal to amend Sections 456, 512, 514, 515, 528, 532, 547 and 577 of the Darien Zoning Regulations to eliminate wording regarding specific parking standards, and instead refer to the parking standards for multi-family housing established in Section 904 of the Regulations; Proposal to amend Section 904 of the Darien Zoning Regulations to reduce the amount of required parking for multi-family housing. The full text of the proposed zoning regulation

amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at [www.darienct.gov/pzcpendingapplications](http://www.darienct.gov/pzcpendingapplications).

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### **Chairman's Report**

### **Any Other Business (requires two-thirds vote of Commission)**

**NOTE: Next upcoming Meetings—June 15, 2021 (possible special meeting) & June 22, 2021**

**ADJOURN.**